

ZONING REVIEW

Reviewed By: Glenn Gagne

Date: August 24, 2020

Revised By: Michael Landry

Revision Date: September 22, 2020

APPLICANT NAME: Edward & Kathleen Tarlowski
STREET ADDRESS: 556 Huse Road
ZONE: R-1B Residential

TELEPHONE: 617-880-9968
STREET STATUS: Accepted
MAP / LOT: 853 / 22B
WARD: 8

OVERLAY DISTRICTS:

- ☐ Flood Plain
- ☐ Residential-PO
- ☐ Historic District (AMH, ACH)
- ☐ Airport Navigational Hazard
- ☐ Airport Approach
- ☐ Airport Noise
- ☐ Arena Overlay
- ☐ Lake Massabesic Protection Overlay
- ☐ Manchester Landfill Groundwater Management (ML-GMZ)

PLANNING DEPARTMENT/BOARD ACTION:

- ☐ Site Plan
- ☐ Subdivision
- ☐ Planned Development
- ☐ Conditional Use Permit
- ☐ Voluntary Merger
- ☐ Heritage Commission

DIMENSIONS	EXISTING	PROPOSED
Area of Lot (Square Feet)	15,230	15,230
Area of Building on Lot (Square Feet)	1,360	1,360
Number of Stories	2	2
Total Area of All Floors (Square Feet)	1,664	1,664

ARTICLE 5 - USES	PERMITTED PER	NOT PERMITTED PER	REMARKS
<input type="checkbox"/> Single Family Dwelling	5.10 (A) 1		
<input type="checkbox"/>			
<input type="checkbox"/>			
<input type="checkbox"/>			

ARTICLE 6 DIMENSIONAL REQUIREMENTS	SECTION	ALLOWED/ REQUIRED	PROPOSED/ EXISTING	REMARKS
<input type="checkbox"/> Min. Buildable Lot Area	6.01	7,500 SF	15,230 SF	OK
<input type="checkbox"/> Minimum Lot Front	6.02	75' (Min)	75'	OK
<input type="checkbox"/> Minimum Lot Width	6.02	75' (Min)	75'	OK
<input type="checkbox"/> Front Yard Setback	6.03 (A)	20' (Min)	24.9'	OK
<input type="checkbox"/> Side Yard Setback	6.03 (C)	10' (Min)	11'	OK
<input type="checkbox"/> Side Yard Setback	6.03 (C)	10' (Min)	11.2'	OK
<input type="checkbox"/> Rear Yard Setback	6.03 (B)	30' (Min)	133'	OK
<input type="checkbox"/> Lot Coverage (%)	6.04	50% (Min)	18%	OK
<input type="checkbox"/> Height in Feet	6.05	35' (Max)	Less	OK
<input type="checkbox"/> Height in Stories	6.05	2.5 (Max)	2	OK
<input type="checkbox"/> Floor Area Ratio	6.06	0.5 (Max)	0.11	OK

ZONING ITEM	SECTION	ALLOWED/ REQUIRED	PROPOSED	REMARKS
<input type="checkbox"/> Parking, No. of Spaces	10.03 (B)	2	2	OK
<input checked="" type="checkbox"/> Parking, Setbacks	<input type="checkbox"/> 10.09 (A) <input checked="" type="checkbox"/> 10.09 (B)	- See Ord.	- See Plan	NC - Second front yard space in front setback
<input type="checkbox"/> Parking, Screening	10.07(K)4	N/R	-	-
<input type="checkbox"/> Parking, Paving	10.07 (E)	Required	Yes	OK
<input type="checkbox"/> Parking, Bumpers	10.07 (K)1	N/R	-	-
<input type="checkbox"/> Parking, Layout	10.07 (B)	See Ord.	See Plan	OK
<input type="checkbox"/> Parking, Maneuvering	10.07(D)	See Ord.	See Plan	OK
<input type="checkbox"/> Loading, Off-Street # of Spaces	10.05 (2)	N/R	-	-
<input type="checkbox"/> Loading, Dimension of Area	10.06 (C)	-	-	-
<input type="checkbox"/> Loading, Maneuvering	10.06 (C)	-	-	-
<input type="checkbox"/> Driveways, Width	10.08 (C)	24'	24'	OK
<input type="checkbox"/> Driveways, Location	<input type="checkbox"/> 10.08 (A) <input type="checkbox"/> 10.08 (B)	See Ord. See Ord.	See Plan See Plan	OK OK
<input type="checkbox"/> Visibility at Corners	8.27 (E)	N/A	-	-
<input type="checkbox"/> Accessible Spaces, Number	10.03 (D)	N/R	-	-
<input type="checkbox"/> Accessible Spaces, Dimensions	<input type="checkbox"/> 10.06 (B)	-	-	-
<input type="checkbox"/> Screening/Buffers	<input type="checkbox"/> 6.08 (A) <input type="checkbox"/> 6.08 (B)	N/R N/R	- -	- -
<input type="checkbox"/> Landscaping	10.07 (G)	N/R	-	-
<input type="checkbox"/> Signs	<input type="checkbox"/> 9.08 (A) <input type="checkbox"/> 9.09 (B)	- -	- None	- -
<input type="checkbox"/> Fences, Walls	<input type="checkbox"/> 8.27 (B) <input type="checkbox"/> 8.27 (C) <input type="checkbox"/> 8.27 (D)	See Ord. - -	See Plan - -	OK - 6' vinyl fence side and rear yard. - -
<input type="checkbox"/> Accessory Structures & Uses	<input type="checkbox"/> 8.29 (A) <input type="checkbox"/> 8.29 (B)	See Ord. -	See Plan -	OK - Work shop/garage in rear yard. Obtained variance - to remain on lot as principle structure for subdivision.
<input type="checkbox"/> Other	-	-	-	-

PARKING SPACE REQUIREMENT:

Building Use	Unit of Measurement	Computation	Spaces Required
Single Family Dwelling	2 per unit	1 unit x 2 = 2	2
		TOTAL:	2

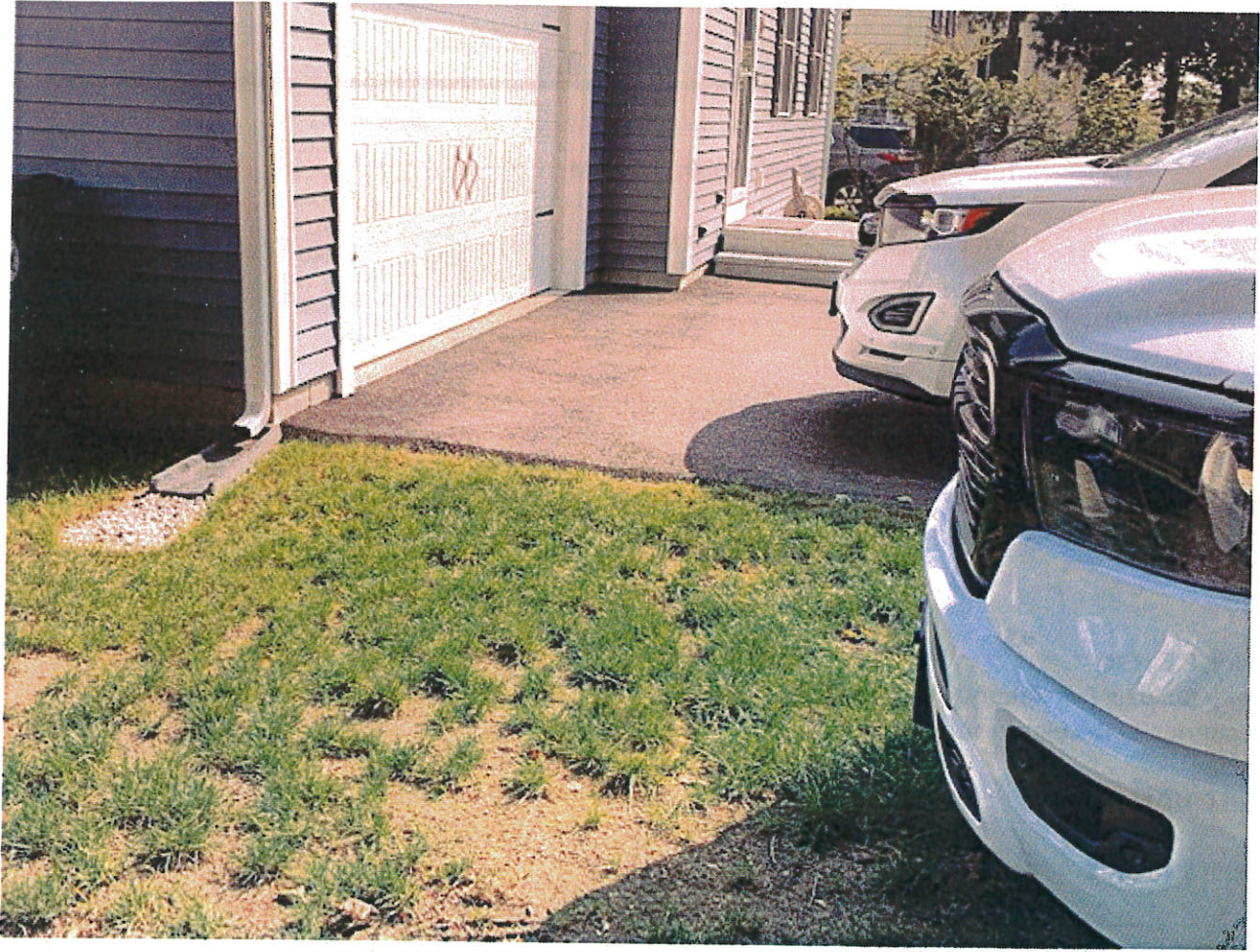
Additional Information: -

DATE OF PLAN SUBMISSION: August 12, 2020









NOTES

- 1) THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING FOOTING (NOT FOUNDATION WALLS) ON MAP 853 LOT 22B. DO NOT USE FOR PROPERTY LINE LAYOUT.
- 2) THIS PARCEL OF LAND (MAP 853 LOT 22B) DOES NOT LIE WITHIN THE BOUNDARY OF A SPECIAL FLOOD HAZARD AREA AS INTERPOLATED FROM THE FEMA FIRM (FLOOD INSURANCE RATE MAP) FOR HILLSBOROUGH COUNTY (ALL JURISDICTIONS) #33011C0383D, HAVING AN EFFECTIVE DATE OF SEPTEMBER 25, 2009.

PLANS & DEEDS OF REFERENCE

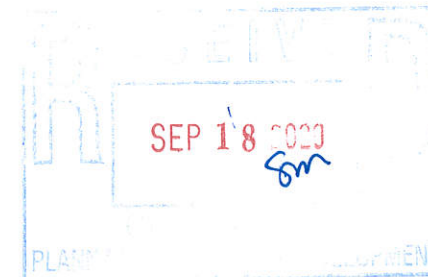
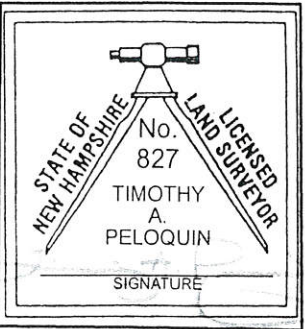
- 1) "SUBDIVISION PLAT." PREPARED FOR: SIRRON DEVELOPMENT, LLC; PREPARED BY: PROMISED LAND SURVEY, LLC; LAST REVISED: FEBRUARY 27, 2019; SEE HCRD PLAN No. 40091.

VARIANCE

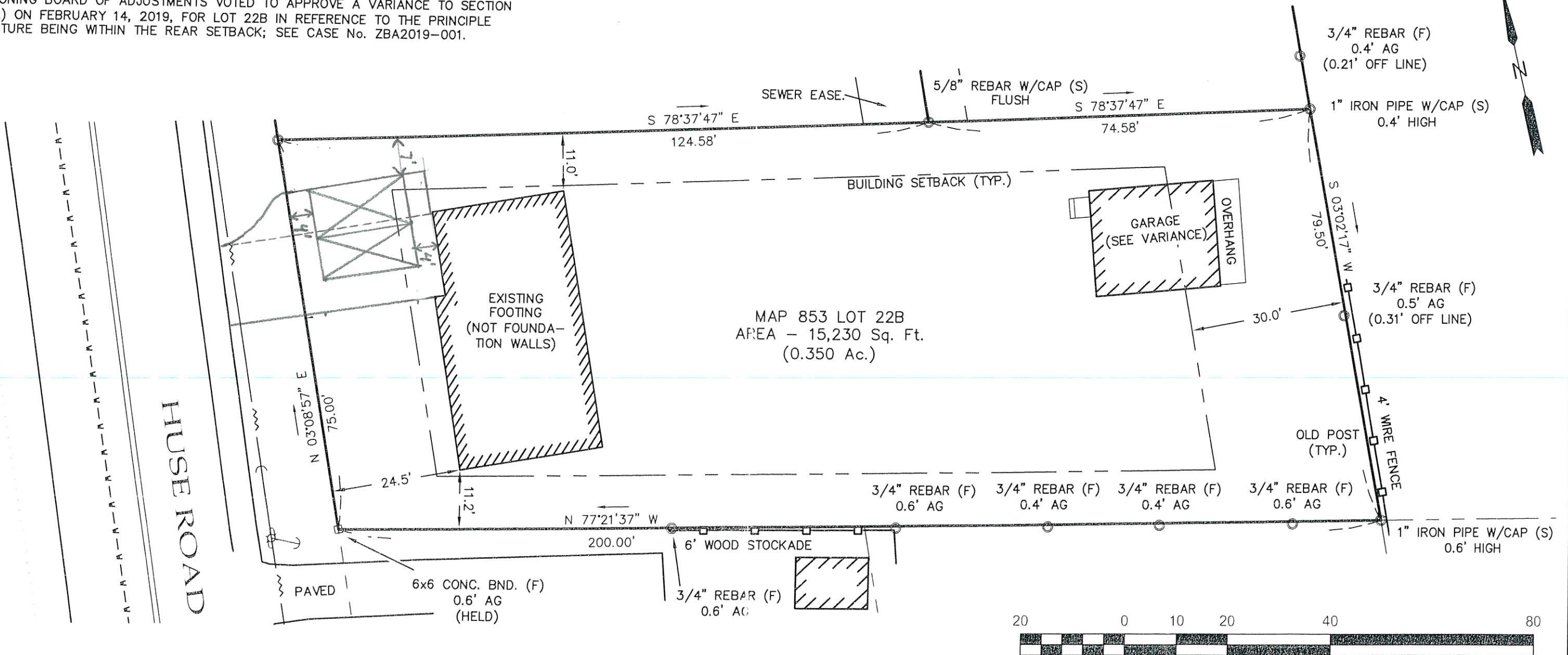
THE ZONING BOARD OF ADJUSTMENTS VOTED TO APPROVE A VARIANCE TO SECTION 5.10(A) ON FEBRUARY 14, 2019, FOR LOT 22B IN REFERENCE TO THE PRINCIPLE STRUCTURE BEING WITHIN THE REAR SETBACK; SEE CASE No. ZBA2019-001.

ZONING

R-1B
(RESIDENTIAL ONE FAMILY-HIGH DENSITY)
AREA: 7,500 Sq. Ft.
FRONTAGE: 75'
HEIGHT: 35'
COVERAGE: 50%
SETBACKS:
FRONT - 20'
SIDE - 10'
REAR - 30'
WETLANDS - 25'



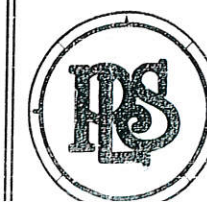
264



NO.	DATE	REVISION DESCRIPTION	BY
	DATE: APRIL 25, 2019	SCALE: 1"=20'	
JOB #:	2632	CERTIFIED PLOT PLAN	

LAND OWNER OF RECORD:
SIRRON DEVELOPMENT, LLC
1361 ELM ST, SUITE 408
MANCHESTER, NH 03101
(HCRD BOOK 9131 PAGE 1697)

MAP 853 LOT 22B
EXISTING FOOTING LOCATION
CERTIFIED PLOT PLAN
556 HUSE ROAD
MANCHESTER, NEW HAMPSHIRE



Promised Land Survey, LLC

60 Crystal Ave., Unit A
Derry, New Hampshire 03038
Tel: (603) 432-2112 • Fax: (603) 432-8800
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